

136430

BOOK 193 PAGE 771

CLARK COUNTY TITLE

SEP 29 1 02 PM '99

O'Leary

GARY H. NELSON

AFTER RECORDING MAIL TO:

Name CLARK COUNTY TITLE-CONTRACT COLLECTIONS

Address 1307-B NE 78TH STREET, STE. 12

City, State, Zip VANCOUVER, WA 98665

CCT-64908

Deed and Purchaser's Assignment of Real Estate Contract

THE GRANTOR WALTER A. LESTER, AS HIS SEPARATE ESTATE for value received does hereby convey and quit claim to LAWRENCE E. KENNEDY AND LADONNA M. KENNEDY, HUSBAND AND WIFE, the grantee, the following described real estate, situated in Clark County, State of Washington, together with all after acquired title of the grantor(s) therein: Skamania

Full Legal page 3
SEE ATTACHED EXHIBIT "A"

LOTS 3 06 Dave Drott Short plat

RE EXHIBIT 20453

Sept 27, 1999

Pd 972.80

Gary H. Martin, Skamania County Assessor

Date 9-29-99 Parcel # 2-5-31-1-202

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number(s): 02-05-31-1-0-0203-00

and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 21ST day of MAY, 1999 between DAVID L. DROTT, as his separate estate as seller and WALTER A. LESTER, as his separate estate as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees to fulfill the conditions of said real estate contract.

Dated 9-23-99

READ AND APPROVED BY:

Lawrence E. Kennedy
Ladonna M. Kennedy

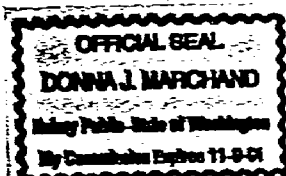
Walter A. Lester
WALTER A. LESTER

Registered
10/1/99
\$2.00

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that WALTER A. LESTER are the persons who appeared before me, and said persons acknowledged it to be HE free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-23-99



Donna J. Marchand
Notary Public in and for the State of Washington
Residing at VANCOUVER
My appointment expires: NOVEMBER 9, 2001

BOOK 193 PAGE 772

CONSENT TO ASSIGN AND MODIFICATION OF REAL ESTATE CONTRACT

THE UNDERSIGNED, DAVID L. DROTT, ORIGINAL SELLER OF THE REAL ESTATE CONTRACT, HEREBY CONSENTS TO THE ASSIGNMENT OF THE REAL ESTATE CONTRACT DATED MAY 21, 1999 AND RECORDED MAY 26, 1999 UNDER RECORDING NO. 135274 FROM WALTER LESTER, ORIGINAL PURCHASER OF THE REAL ESTATE CONTRACT TO LAWRENCE E. KENNEDY AND LADONNA M. KENNEDY.

THE TERMS OF THE CONTRACT ARE AMENDED AS FOLLOWS:

THE INTEREST RATE SHALL BE INCREASED TO 9%. THE PAYMENT AMOUNT SHALL BE INCREASED TO \$514.38 PER MONTH

ALL OTHER TERMS REMAIN THE SAME.

Lawrence E. Kennedy
Lawrence E. Kennedy

David L. Drott
David L. Drott

Exhibit A

Lot 3 of the DAVE DROTT SHORT PLAT, recorded in Book 3 of Plats, page 322, records of Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over Lot 4 of said Short Plat, as shown on the said Plat.

TOGETHER WITH an easement for ingress, egress and utilities over the South 60 feet of Lot 1 of the R. Malfait Short Plat recorded in Book 3 of Short Plats, page 51, records of said County.

ALSO TOGETHER WITH an easement for roadway and utilities, 60 feet in width, located in the Northeast quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of a tract of land conveyed to R. Malfait as recorded in Book 70 of Deeds, at page 364, said point being the intersection of the West line of said Northeast quarter and the South line of a private road; thence South along the West line of said Northeast quarter to the Easterly right of way line of Buhman Road; thence Southeasterly along the Easterly right of way line Buhman Road to a point which is 60 feet East of the West line of said Northeast quarter; thence North parallel to and 60 feet in distance from the West line of said Northeast quarter to the South line of said Malfait tract; thence Westerly along the South line of said Malfait tract to the Point of Beginning.